







PCM
ESTATE AGENTS

Flat 2, 11, Priory Avenue, Hastings, TN34 1UH

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Tel: 01424 839111

Offers In Excess Of £200,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this CHAIN FREE, FIRST FLOOR, CONVERTED THREE BEDROOM APARTMENT, positioned on the outskirts of Hastings town centre, just moments away from its mainline railway station with convenient links to London, as well as a vast range of amenities within the town centre, the seafront and promenade.

Inside, you are greeted by a spacious entrance hall, DUAL ASPECT LOUNGE-DINING ROOM with TOWNSCAPE & SEA VIEWS, kitchen, THREE BEDROOMS and a bathroom with bath and shower. The property has gas fired central heating and double glazed windows where stated.

The property is also within easy reach of Linton Gardens and Alexandra Park, and should be viewed by anyone seeking a quality THREE BEDROOM APARTMENT in a SUPERB, CONVENIENT LOCATION.

Please call the owners agents now to book your viewing.

COMMUNAL ENTRANCE
Stairs rising to the first floor, private front door to:

ENTRANCE HALL
Double radiator, high ceilings, partially wood panelled walls, wall mounted entry phone system, built in storage.

LOUNGE-DINER
15'8 x 15'5 (4.78m x 4.70m)
High ceiling, cornicing, picture rail, ceiling rose, lovely fireplace, recessed shelving, double radiator, door to master bedroom, two double glazed windows to side aspect having lovely townscape views, including views of the sea between neighbouring properties, views of Hastings Castle and towards the West Hill.

KITCHEN
12'9 x 9'5 (3.89m x 2.87m)
Fitted with a matching range of eye and base level cupboards and drawers, solid wood worksurfaces over, four ring gas hob with oven below and cooker hood over, inset ceramic Belfast sink with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, integrated slimline dishwasher, high ceiling, double radiator, picture rail, tiled flooring, part tiled walls, dual aspect with window to side aspect, two double glazed windows to front aspect.

MASTER BEDROOM
16'3 x 14'8 (4.95m x 4.47m)
Fitted wardrobes, double radiator, high ceiling with cornicing, ceiling rose, partially wood panelled walls, dual aspect with two double glazed windows to front aspect, two double glazed windows to side aspect having views toward the West Hill and partial views of the sea between neighbouring properties.

BEDROOM
12'3 x 9'8 (3.73m x 2.95m)
High ceiling, picture rail, double radiator, double glazed window to rear aspect.

BEDROOM
9'9 x 7' (2.97m x 2.13m)
High ceiling, picture rail, double radiator, double glazed window to rear aspect.

BATHROOM
Contemporary bathtub with mixer tap and shower attachment, separate walk-in shower enclosure with rain style shower head, heated towel rail, concealed cistern dual flush low level wc, wash hand basin with mixer tap, inset down lights, part tiled walls, tiled flooring, double glazed window with pattern glass to side aspect for privacy.

TENURE
We have been advised of the following by the vendor:
Lease: Approximately 150 years remaining (TBC)
Service Charge: TBC
Ground Rent: TBC

Council Tax Band: B

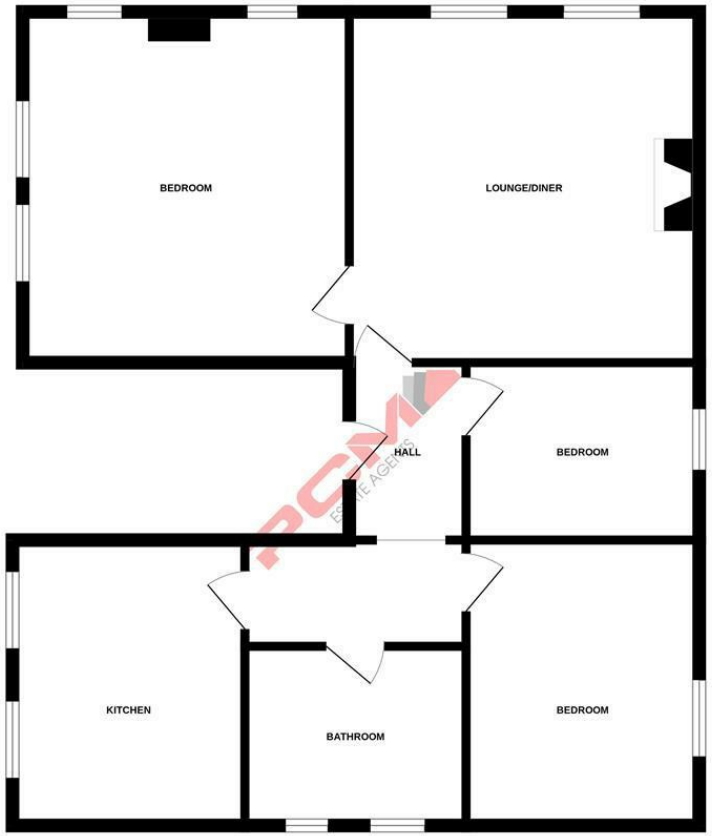




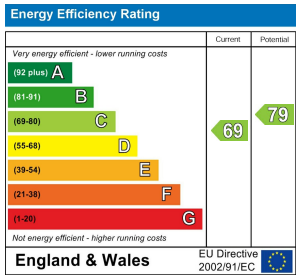


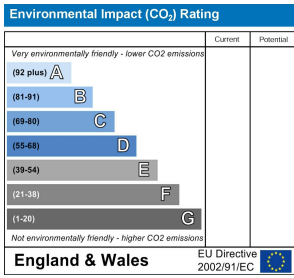


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.